

**Know all Persons by these Presents,**

#5067

029194

**That** I, JOAN M. WHALEN (formerly Joan M. Timmer) of Skowhegan, County of Somerset and State of Maine,

in consideration of one (\$1.00) dollar and other valuable considerations,

paid by GRAYSON F. and JOAN M. WHALEN, husband and wife, both of Skowhegan, County of Somerset and State of Maine,

~~whose mailing address is~~

NO TRANSFER  
TAX PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said GRAYSON F. and JOAN M. WHALEN

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situate in WATERVILLE, County of KENNEBEC and State of Maine, on the northerly corner of Summer and Gray Streets, bounded and described as follows, to wit:

Commencing at a stone monument set in the ground in the easterly line of Summer Street, and the northerly line of Gray Street; thence northerly on the easterly line of Summer Street seventy-five (75) feet; thence easterly parallel to Gray Street seventy-five (75) feet; thence southerly parallel to Summer Street seventy-five (75) feet to Gray Street; thence westerly on the northerly line of Gray Street seventy-five (75) feet to the point begun at, together with the buildings thereon.

The Grantor also hereby conveys and grants to the Grantees a perpetual easement easterly of the above described land over a driveway having egress and ingress to and from Summer Street for maintenance, servicing and repairing of the building on the above described land, and for the setting up of ladders, erection of scaffolding and for deliveries, and for these purposes only.

And also a perpetual easement on the northerly side of the property of Ernest Breton, more particularly described in the deed of James E. Poulin to Ernest Breton dated March 14, 1927, and recorded in the Kennebec Registry of Deeds at Book 638, Page 435, two and seven tenths feet (2.7') in width providing ingress and egress from Gray Street on foot, for the purpose of repairs, painting, and such servicing as the said Grantees, their heirs and assigns may require.

The above described conveyance is also subject to a perpetual easement given to Ernest Breton, dated January 16, 1964, on the southerly line of the above described property four feet (4') wide, fifty feet (50') in length, allowing ingress and egress from and to Gray Street, on foot, for the purpose of repairs, painting, and such servicing as the said Ernest Breton, his successors, heirs or assigns, may require.

Being the same premises conveyed to the Grantor by Warranty Deed of Leonce R. and Bernadette M. Bizier dated May 27, 1983 and recorded in the Kennebec County Registry of Deeds, Book 2569, Page 96.

To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said GRAYSON F. and JOAN M. WHALEN

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am

lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid;

and that I and my heirs shall and will warrant and defend the same to the said

Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I

the said

JOAN M. WHALEN

XXXX

~~husband of the said~~

~~and relinquishing and conveying all rights by descent and all other rights to the~~

above described premises, have hereunto set my hand and seal this

of the month of , A.D. 19

Signed, Sealed and Delivered  
in presence of

*Joan M. Whalen*  
JOAN M. WHALEN

State of Maine, County of *Androscoggin*

ss.

*Oct. 13*, 19*92*

Then personally appeared the above named JOAN M. WHALEN

and acknowledged the foregoing instrument to be her free act and deed.



Before me,

*Ruth M. Stevens*

Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.  
92 OCT 19 AM 9:00

ATTEST: *Theresa Ruth Mearns*  
REGISTER OF DEEDS

Printed Name, *Ruth M. Stevens*